

From: [Infrastructure Portfolio](#)
To: [FTArefferrals](#)
Subject: FW: CORPG3566 | Invitation to comment on Fast-track referral application for the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 – FTAA-2506-1073
Date: Wednesday, 6 August 2025 10:18:42 am

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Sent: Wednesday, 6 August 2025 10:04 AM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: RE: CORPG3566 | Invitation to comment on Fast-track referral application for the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 – FTAA-2506-1073

Good morning,

Minister Paul Goldsmith politely declines invitation to comment.

Thanks and regards,



Office of Hon Paul Goldsmith

Minister for Arts, Culture and Heritage | Minister of Justice

Minister for Media and Communications | Minister for Treaty of Waitangi Negotiations

Email p.goldsmith@ministers.govt.nz | www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Thursday, 24 July 2025 7:52 AM
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTArefferrals <ftarefferrals@mfe.govt.nz>
Subject: CORPG3566 | Invitation to comment on Fast-track referral application for the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 – FTAA-2506-1073

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister of Conservation
Minister for Arts, Culture and Heritage
Associate Minister of Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Graeme Rogerson for referral of the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2506-1073).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Rogerson Block, SL1
Applicant	Graeme Rogerson
Location	South of Dinsdale, Waikato
Project description	The project is a combined residential and industrial development within the wider Southern Links 1 (SL1') development area and total site area of 43 hectares. The project comprises: a. 200 residential units over 13 hectares of primarily medium density dwellings of varying typologies b. 30 industrial allotments over 28 hectares of varying sizes c. transport corridors providing for the movement of people and vehicles through the site d. a proposed 20-metre-wide green buffer between the

residential and industrial components, artificial wetlands, to provide amenity for residents, and a stormwater function
e. new infrastructure services.

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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22 AUG 2025

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Four Fast-track Approvals Act referral applications – Received 25-31 July and 6 August

Dear Chris

Thank you for the opportunity to comment on four applications for referral under the Fast-track Approvals Act (the Act):

- Out of Scope [REDACTED]
- Rogerson Block, SL1 project FTAA-2506-1073
- Out of Scope [REDACTED]
- Out of Scope [REDACTED]

I am providing comments in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to have significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided. I defer to you and other relevant Ministers to assess the remaining criteria.

Out of Scope

Out of Scope

Rogerson Block, SL1 project FTAA-2506-1073

This project is a mix residential and industrial development in the wider Southern Links development corridor in Hamilton. This would include 200 medium density residential units of varying typologies and 30 industrial allotments with varying sizes to accommodate a range of uses from small-scale manufacturing to warehouses. The project's total site area of 43 hectares would also include transport corridors, a green buffer between the industrial and development components, and other related infrastructure.

Quantitative estimates from the project's economic assessment shows substantial short- to medium- term benefits. One-time impacts, mostly from construction, are seen from total value-add to GDP, employment, and additional household incomes generated. Once operational, the industrial component is estimated to generate an annual \$130 million value-add to GDP and yearly employ 720 people full-time with total annual wages of \$58 million.

From these quantified economic benefits, this proposal provides substantial short- and long-term economic benefits through total employment and wages generated and the potential value-add to GDP. The industrial component is estimated to provide significant ongoing economic benefits. This proposal aligns with the Government's economic growth ambitions by increasing housing supply and investing in enabling infrastructure for industrial uses in a regionally significant area (the Southern Links corridor), which are crucial to a growing economy.

Since this project would provide a significant boost to housing supply, it could also be assessed under section 22(2)(a)(iii) of the Act, specifically, for its potential to increase housing supply, address housing needs or contribute to a well-functioning urban environment.

Out of Scope

Out of Scope

Sincerely

A handwritten signature in blue ink, appearing to read 'Nicola Willis', with a large, stylized loop at the end.

Hon Nicola Willis

Minister for Economic Growth

From: [Infrastructure Portfolio](#)
To: [FTAreferalls](#)
Subject: FW: Invitation to comment on Fast-track referral application for the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 – FTAA-2506-1073
Date: Monday, 11 August 2025 12:16:49 pm
Attachments: [image002.png](#)

Afternoon, please see response from Minister for the Environment below.

From: Environment Portfolio <Environment.Portfolio@parliament.govt.nz>
Sent: Monday, 11 August 2025 12:14 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: RE: Invitation to comment on Fast-track referral application for the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024 – FTAA-2506-1073

Good day,

Thank you for the below invitation to comment.

Please be advised that Minister Simmonds has reviewed this application and does not wish to provide comment.

Kind regards,



Office of Hon Penny Simmonds

Environment Portfolio

Minister for the Environment | Minister for Vocational Education
Associate Minister for Social Development | MP for Invercargill

Website: www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Thursday, 24 July 2025 7:52 AM
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTAreferalls <ftareferalls@mfe.govt.nz>
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To:
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Minister for Regional Development
Minister for the Environment
Minister of Conservation
Minister for Arts, Culture and Heritage
Associate Minister of Housing

Dear Ministers,

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Invitation to comment on referral application

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If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Rogerson Block, SL1
Applicant	Graeme Rogerson
Location	South of Dinsdale, Waikato
Project description	The project is a combined residential and industrial development within the wider Southern Links 1 (SL1') development area and total site area of 43 hectares. The project comprises: a. 200 residential units over 13 hectares of primarily medium density dwellings of varying typologies b. 30 industrial allotments over 28 hectares of varying sizes c. transport corridors providing for the movement of people and vehicles through the site d. a proposed 20-metre-wide green buffer between the residential and industrial components, artificial wetlands, to provide amenity for residents, and a stormwater function e. new infrastructure services.

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |
Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz

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Hon Shane Jones

Minister for Oceans and Fisheries
Minister for Regional Development
Minister for Resources
Associate Minister of Finance
Associate Minister for Energy



12 August 2025

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act referral application – Rogerson Block Development (FTAA-2506-1073)

Dear Chris

Thank you for the opportunity to comment on the Rogerson Block Development application for referral under the Fast-track Approvals Act.

This letter provides comments in my capacity as Minister for Regional Development. Based on Section 22 of the FTAA 2024, I have considered the project in terms of whether it:

- a) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure
- b) will deliver significant economic benefits.

Graeme Rogerson (an individual) has applied for Fast-track approval for a combined residential and industrial development on 43 hectares in Waikato. The proposed development will be comprised of around 200 residential units and 30 industrial allotments of various sizes that will provide for a range of uses from small-scale manufacturing or workshops to light industrial workshops and warehouse.

I consider the project could deliver economic benefit for the Waikato region by enabling business growth through its industrial estate development. The stated anticipated GDP impact of the development, and jobs created, during its construction appear significant.

I do not consider that the housing component of the project relates directly to the Regional Development portfolio, and any comments from the Minister of Housing are likely to provide more relevant advice on the project's significance and benefits.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S. Jones'.

Hon Shane Jones
Minister for Regional Development

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Rogerson Block Development
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Department of Conservation		
*First name	David		
*Last name	Greaves		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	Fast-track@doc.govt.nz ; s 9(2)(a)		

2. Please provide your comments on this application
Comments follow overleaf.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Jenni Fitzgerald

20 August 2025

Director-General of Conservation s 17 comments

Project name	Rogerson Block, SL1
Applicant name	Graeme Rogerson
Application number	FTAA-2506-1073
Project summary details	Rogerson Block is a combined residential and industrial development within the wider Southern Links 1 ('SL1') area, on the edge of Hamilton. The Rogerson Block comprises circa 43 hectares, which will be split into approximately 13 hectares of medium density residential development and 28 hectares of industrial development. Lizards have been found in the vicinity of the site, and the applicant has indicated their intention to apply for a Wildlife Approval for the handle, capture, relocation and incidental killing of lizards.

1 General comment

- 1.1.1 In accordance with section 17(1)(c) of the Act, the Director-General of Conservation has been invited to comment on the referral application as a relevant administering agency. DOC provides the following comments on behalf of the Director-General.
- 1.1.2 The Rogerson Block application records that the project will require a wildlife approval for the capture, handling, relocation, and for accidental killing of lizards. It is noted that other approvals under the Wildlife Act may also be required.
- 1.1.3 As the project includes an approval under a specified Act for which DOC is the administering agency, the applicant was required to undertake pre-lodgement consultation in accordance with section 11.
- 1.1.4 In relation to this application, the applicant took steps to consult with DOC prior to lodging. Consultation was initiated on the 26th of May 2025 and the referral application lodged on the 23rd of July 2025. As such, the period available to respond and engage enabled DOC to provide specific feedback prior to the applicant lodging the referral application. It is noted however that the information provided to DOC in the pre-application consultation was high level and not supported by comprehensive data and analysis that would be expected of a complete application.
- 1.1.5 While the level of information provided in the referral application does not provide DOC with sufficient information to determine the level of any actual and potential environmental effects DOC considers it likely that with appropriate design and conditions, effects can be managed to appropriate levels.
- 1.1.6 DOC is not aware of any other reason the project should not be referred.



2 Minister's decision on referral application

- 2.1.1 FTAA sections 21 and 22 set out matters to be considered in determining whether a referral application should be accepted.
- 2.1.2 DOC notes that other agencies are better placed to comment on most matters, including those in section 22. Comments below are therefore targeted to sections where DOC has specific interests or information relevant to the Minister's decision.
- 2.1.3 For completeness, DOC has considered the criteria for assessing referral applications in section 22 and has not identified anything it considers the Minister should take into account.
- 2.1.4 Section 21(3) and (4) set out when the Minister may/must decline a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	The meaning of ineligible activity is set out in s5 of the Act – DOC has considered s5(1)(f), (h), (i), (j) and (k) and has not identified any aspect of the project that would meet the definition.
21(3)(c)	Is there adequate information to inform a decision	With respect to the approvals identified in the application for which DOC is the administering agency, DOC considers the information adequate in terms of a referral decision (but notes that given a potential for further wildlife approvals to be required for the project, it would be in the applicant's interests to ensure there was scope for all potential approvals required in any decision). It is noted that black mudfish may be present in the vicinity of the Site and therefore further information of the need for fish passage may be necessary.
21(4)	Are there any other reasons not specified	DOC has not identified any other reasons why the project should not be referred.
21(5)(a)	Is the project inconsistent with: • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011.	DOC has not identified any inconsistency with any relevant settlement or other obligation, subject to any comments from Treaty partners under s17(1)(d).

Section	Criteria	Comments
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	DOC has not identified any reason why the conservation approval(s) identified should not be dealt with under the FTAA.
21(5)(c)	Would the project have significant adverse effects on the environment	No comprehensive surveys or investigations have yet been undertaken by the applicant of ecological features, including watercourses and natural inland wetlands and habitat of fauna. As such DOC considers there is the potential for the project to have significant adverse effects given values known/anticipated to be present. Overall, however, based on the high-level information available DOC considers that it is likely adverse effects of the project can be addressed through the design phase and appropriate conditions.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history under the Wildlife Act 1953.
21(5)(g)	Would a substantive application have any competing applications	DOC has not identified any competing applications under the Wildlife Act 1953. It is noted that there is an application to undertake a lizard survey (120196-FAU) on private land in the vicinity of the Site.

2.1.5 Section 22 sets out the criteria for the Minister for accepting a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	DOC notes that a Wildlife Act approval of this nature would typically take three-four months to process. However, there may be benefits for the applicant in terms of consideration being combined with RMA approvals, and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	No comprehensive surveys or investigations of ecological features, including watercourses and natural inland wetlands and habitat of fauna have yet been undertaken by the applicant. As such DOC considers there is the potential for the project to have significant adverse effects given values known/anticipated to be present. Overall, however, based on the high-level information available, DOC considers that it is likely adverse effects of the project can be addressed through the design phase and appropriate conditions.

22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	The wider area is identified in the Waikato Regional Growth planning documents as being suitable for potential future urban development. The growth planning documents indicate that site specific investigations will be required to determine the suitability of the development on a case-by-case basis. It is understood that resource consents will be required from both the territorial and regional authorities.
22(b)	Any other matters the Minister may consider as relevant?	Nothing identified

3 Other considerations

- 3.1.1 DOC notes that once a referral decision is made, the scope of any subsequent substantive application is confined by that of the referral application. DOC has provided input to a number of fast-track projects to-date where additional conservation approvals that would have been available under the FTAA have not been included in an application. In some of these cases it has been necessary for applicants to seek additional approvals under the specified Acts via normal processing. This can result in inefficiencies, additional costs and undermining of the benefits of the 'one stop shop' approach the FTAA was designed to deliver.
- 3.1.2 DOC recommends consideration is given to whether bats and birds should be included in the scope of wildlife, or other, approvals sought. Details of the potential approvals required were provided to the applicant as part of the preliminary consultation process.

4 Matters for the Minister to specify (s 27)

- 4.1.1 DOC notes that there is no obligation on an applicant to undertake pre-lodgement consultation with administering agencies in respect of a substantive application for a referred project. Given the lack of detail available in the referral application DOC considers it would be highly beneficial for the applicant to engage further with DOC as it relates to any conservation approvals (as well as conservation matters subject to RMA consideration) prior to making any substantive application. Benefits include ensuring information necessary to support decision-making with respect to the conservation approvals is included; supporting the management of any actual and potential adverse effects on the environment; and early identification and resolution of any issues.
- 4.1.2 To this end, DOC suggests the Minister consider specifying that evidence of further pre-lodgement engagement with DOC be submitted with the substantive application, should the decision be to accept the referral application.

Jenni Fitzgerald
Fast-Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 20th of August 2025

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011



Heritage New Zealand Pouhere Taonga comments on Rogerson Block, SL1 referral application

Application name	Rogerson Block, SL1
EPA reference	FTAA-2506-1073
Applicant/s	Graeme Rogerson
Comments due by	21 August 2025

Organisation name	Heritage New Zealand Pouhere Taonga		
*First name	Ben		
*Last name	Pick		
Postal address	PO Box 2629 Wellington 6140		
*Home phone/Mobile phone		*Work Phone	07 5774531
*Email	fasttrack@heritage.org.nz		
Submission prepared by	HNZPT Lower Northern Area Manager		
Contact details	s 9(2)(a)		

General comment on application and recommendations

Thank you for the opportunity to comment on the referral application for Rogerson Block, SL1. Heritage New Zealand Pouhere Taonga (HNZPT) has assessed the application, with input from specialist regional heritage staff, including those with Māori heritage, planning and archaeological expertise.

Based on the information provided, if the project is referred by the Minister, we recommend the following:

- HNZPT requires no further information on the project for their substantive application?
- An archaeological authority is not required for this project.
- HNZPT should be invited to comment on the substantive application.
- HNZPT confirms it was consulted on this Fast Track project by Barker and Associates, Waikato.



Cultural heritage values

- There are no Listed or Scheduled historic heritage items within the project boundaries.

Archaeology

- There are no recorded archaeological sites within the project boundaries.
- Heritage New Zealand Pouhere Taonga recommends that the Rogerson Block, SL1 project proceed under an Accidental Discovery Protocol (ADP).

Recommendations

If the project is referred, the following information should be provided by the applicant in their substantive application:

HNZPT confirms it requires no further information. If the project is referred, the panel should invite the following persons to comment on the application:

- Heritage New Zealand Pouhere Taonga

The applicant has consulted with HNZPT regional staff. The Lower Northern Office had two online 'Teams Meetings' with Fraser McNutt and Sam Le Heron of Barker and Associates to discuss the project and HNZPT involvement.

We recommend that if the project is referred, that the applicant continue to consult with HNZPT regional staff.

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Rogerson Block SL1
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	NZ Transport Agency Waka Kotahi (NZTA)		
*First name	Nicola		
*Last name	Foran		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	environmentalplanning@nzta.govt.nz		

2. Please provide your comments on this application
NZTA thanks the Minister for the opportunity to comment on the referral of this application into the fast-track approvals process. NZTA acknowledges that ongoing consultation has taken place over the past 12-18 months, specifically in relation to the wider SL1 Consortium area that incorporates the Rogerson Block, as part of the consultation process associated with Hamilton Southern Links (HSL) and with NZTA as a Future Proof Partner**. As per the invitation to comment, NZTA provides the following commentary: Access to and from the subject site, particularly in relation to the Kahikatea Drive/State Highway 1C intersection and local road networks, is a key consideration. NZTA's HSL project is listed as a Fast Track Project under the Fast-Track Approvals Act 2024, which proposes a different access arrangement at these intersections, compared to what is identified in the referral application by Graeme Rogerson. These different access arrangements will need to be carefully worked through with the applicant and Hamilton City Council (HCC) should the application be accepted for listing.

Insert Fast-track logo

NZTA is comfortable with the proposal being referred into the fast-track approvals process provided that the resulting network configuration is agreed upon by NZTA, HCC and the applicant prior to any substantial application being lodged, with the following matters being addressed in any future ITA:

- Further network assessment of Killarney Road / Duke Street / Greenwood Street.

Given the proposal recommends signalisation at Greenwood Street and Duke Street, a comprehensive evaluation of all three impacted intersections - both with and without the proposed development will be required to understand the full impact on the State Highway 1C corridor and any subsequent effects on the HSL project.

- Further modelling in the Waikato Regional Transport Model

NZTA recommends that additional modelling be undertaken both with and without the HSL project, using the HSL preferred option (with consideration given to the proposed change in land use).

- Consideration given to HSL

It is recommended that the network included within the ITA reflects the layout of the Kahikatea/SH1 intersection as designated and the alternative HSL preferred option (being a 3 leg roundabout) and to reference specifically how these future forms will interact with the proposal over time.

NZTA proposes to work collaboratively with the applicant and their development team to address these comments and ensure alignment with broader network planning and HSL project objectives. Furthermore, NZTA would welcome the opportunity to provide comments on any substantive application in due course.

** The Regional Future Proof Partners relevant to this proposal include Waipa, Waikato & Hamilton City Council, Waikato Regional Council, NZTA as well as local mana whenua and Waikato Tainui.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Nicola Foran

Date 21/08/2025

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Rogerson Block, SL1
Application Number	FTAA-2506-1073

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Hamilton City Council		
*First name	Chris		
*Last name	Dillon		
Postal address	Private Bag 3010, Hamilton 3240		
*Contact phone number	s 9(2)(a)	Alternative	s 9(2)(a)
*Email	s 9(2)(a)		

2. Please provide your comments on this application

General comments provided by Waipā District Council under section 17 (1)(a)

While the property is located in Waipā District, Hamilton City council planning staff have been engaging with the respective Future Proof partners (Waipā District Council, Waikato Regional Council and NZTA) and the applicant in a boundaryless planning approach to support the region's broader strategic priorities. These referral comments should be read in conjunction with those also provided by Waipā District Council, Waikato Regional Council and NZTA.

The property recorded as 183 Tuhikaramea Road (the two northern titles) is located in a relatively large area of land subject to a strategic boundary agreement between Hamilton City Council and Waipā District Council (WDC) referred to as the 'Priority 1 Area – Southern Links Land Area'. The agreement outlines a process for the future transfer of this land from Waipā District Council to Hamilton City Council for the purpose of urban expansion. The southern title (293 Tuhikaramea Road) is not located in the Priority 1 Strategic Boundary Agreement Area (SBA). If the development proceeded, the Councils would need to consider a boundary transfer process for that part of the site subject to the SBA. For that part of the area not subject to the SBA, a further separate process of endorsement by both councils may be needed prior to any transfer. Any review of boundary would

include both areas subject to the SBA and outside, and possibly wider to achieve the best efficiencies, in full mutual agreement between Councils.

It is noted the timing of boundary change processes governed by the Local Government Act and those of the Fast Track Approval Act do not align. If this application is accepted for referral to the Fast Track approvals process, it is likely that a Fast Track consent would be issued well ahead of a boundary change taking effect. That misalignment creates significant administrative and practical difficulty for Hamilton City Council and Waipa District Council for example restricting conditions that mitigate the impacts of development to within its territorial boundary, funding of infrastructure (DC's) and recouping costs of servicing through rates. Should agreement be reached on connecting to the City's reticulated networks, mechanisms will need to be installed to ensure appropriate recovery of Development Contributions outside its jurisdictional boundary

There is no reticulated three waters infrastructure provided to these properties by Waipā District Council. Three waters servicing would need to be provided by Hamilton City Council if that can be agreed.

It is Hamilton City Council's preference for the predominant land-use within the Rogerson Block to be industrial to meet the potential medium term and long-term industrial supply deficit for Hamilton in the Business Capacity Assessment 2024 and to leverage its location close to the Southern Links road of national significance, complementary planned industrial activity to the immediate east, and other key infrastructure such as the North Island Main Trunk Railway and Hamilton Airport.

Hamilton City Council considers the referral for Fast Track of the Rogerson Block and its potential combination with the existing approved Fast Track application to the immediate east *will create a more integrated approach to the planning of the wider area*, including the Southern Links Road of national significance. Increasing the critical mass of industrial activity in this area has the potential to assist the feasibility of enabling infrastructure by enabling more cost-efficient infrastructure solutions to be delivered as the serviceable area increases and therefore the spread of costs among more beneficiaries.

The proposal enables better transport connectivity in this part of the south of Hamilton– including the Rogerson Block will enable an east-west spine road to connect from Tuhikarama Road through to a potential connection point in Hamilton Southern Links. This will help ensure industrial trips do not use local residential streets such as Higgins Road and Kahikatea Drive. Heavy traffic movements on these local roads would create adverse effects for residents and traffic safety impacts, including rat-running. It is anticipated such an east-west link is constructed as a priority. By providing this new transport linkage through the Rogerson Block may help relieve transport effects on the Dinsdale Roundabout which is part of the State Highway Network and currently has poor levels of network performance.

It is understood there are significant deposits of peat at various depths within the subject area. An appropriate response will need to be demonstrated in any substantive application.

Appropriate management of stormwater will also need to be demonstrated in any substantive application, particularly how management within the subject area is integrated with the wider surrounding area, and ensuring development does not result in any adverse downstream issues.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Hamilton District Council must provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.

As the subject site is outside the Hamilton City Council territorial boundary, this question is more appropriately responded to by the Waipā District Council and the Waikato Regional Council.

2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

Section 124C(1)(c) and 165ZI (Resource Management Act 1991) relate to resource consents granted under sections 12, 13, 14, and 15 (Resource Management Act 1991) which relate to functions of a regional council. Accordingly, this question is more appropriately responded to by Waikato Regional Council.

3. Under section 20(1) I also invite you to provide further information on the following matters: On whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context.

a) Significant regional or national benefits

The proposal has significant regional benefits, especially when viewed in combination with the existing approved SL1 Fast Track area (Application FTA352- Southern Links 1 ('SL1')). Together, and possibly in additional combination with other areas in the vicinity under consideration for referral to the Fast Track approval process the total area will create a significant new growth pole in the south of Hamilton providing large areas of industrial and residential land contiguous to the existing Hamilton urban area and close to existing reticulated networks and significant infrastructure such as the Southern Links motorway, the North Island Main Trunk Railway and Hamilton International Airport. The establishment of the area as a growth pole has already begun with the recent Waipa District Council consent to the new national Wattyl Distribution Centre at 16A Wickham Street

As per the Economic Assessment provided with the referral application carried out by 'Insight Economics', stated benefits of the application area alone include 'One-time impacts' relating to the construction phase with an estimated \$397 million of GDP, full-time work for more than 400 people for 5 years. Additional 'Ongoing Impacts' from the industrial activities with an estimated full-time employment for 720 people, annual GDP of \$130 million and \$58 million in annual salaries/wages.

The economic benefits of the construction and on-going industrial activities is considered to provide a significant regional economic benefit.

b) Alignment with the relevant district plans, policies, and/or strategies

The following comments only relate to relevant planning instruments or relevant sections of planning instruments.

Future Proof Strategy 2024 – 2054

The Future Proof Strategy is a 30-year growth management and implementation plan specific to the Hamilton, Matamata-Piako, Waipā and Waikato sub-region within the context of the broader Hamilton-Auckland Corridor, the Hamilton to Tauranga Corridor and Hamilton Waikato Metropolitan areas.

The Future Proof strategy direction for urbanisation of this area is differing. While the Future Proof Strategy identifies this locality for further investigation for future industrial development, the site is not included in the urban enablement area and is not identified for residential development and is therefore considered an unanticipated development. The discussion below regarding the NPS-HPL indicates the site has accumulated a high level of identification for urbanisation.

The Strategy recognises the need to be flexible when considering development proposals (as required by the NPS-UD) and includes a set of criteria which has been embedded in the Waikato Regional Policy Statement (WPRS). Policy UFD-P11, Method UFD-M49 and Appendices APP11 – General development principles and APP13 – Responsive planning criteria (Out of sequence and unanticipated developments) from the WPRS are particularly relevant to the proposal and should be taken into account if the proposal is considered unanticipated.

National Policy Statement - Highly Productive Land 2022 (NPS-HPL)

The development area is classified as Class 2 (NZLRI) meaning the land is considered Highly Productive Land for the purpose of the NPS-HPL.

The planning assessment provided with the referral application outlines their view the proposal is exempt from the mapping as per section 3.4 of the NPS-HPL on the basis of the land being identified in the Future Proof Strategy as an area for “investigation” for future urbanisation and has also been identified as an ‘Emerging Growth Area’ by HCC in their Hamilton Urban Growth Strategy (HUGS). As the mapping by the regional council has not been completed, the correct section to apply is 3.5 (7) (b) of the NPS-HPL which requires areas to have been identified for future development.

Hamilton City Council considers the identification of the application area under the Future Proof Strategy as an area for further investigation for future industrial development, alongside its inclusion within the SBA referred to above, as sufficiently compelling for an exemption from the restrictions of the NPS-HPL. Particularly the SBA clearly identifies, through mapping, the SL1 and SL2 areas as land resources for future urbanisation. Clause 5 provides that pending transfer, the land areas will be strategically managed and retained for rural use, to protect the land resource for its ultimate potential urbanisation.

Accordingly, in terms of the exemption from being deemed HPL, the 2022 SBA is a strategic planning document which identifies SL1 and SL2 as areas suitable for urban development. The critical question is whether it identifies the areas as *suitable for commencing urban development over the next 10 years*.

That trigger has arrived in the form of Fast Track. If a Fast Track consent is granted for the extant SL1 Fast Track application, and ultimately to this application, that will create the trigger to initiate the boundary change to logically bring the area within the boundary of Hamilton City Council. If Fast Track consents are granted within the next nine months, initiation of the SBA would occur in parallel or very shortly thereafter, and therefore comfortably within the 10 years' timescale necessary to be considered for commencing urban development imminently.

Waikato Regional Policy Statement

An assessment of the WRPS was not provided with the referral application.

Operative Waipā District Plan 2016

Hamilton City Council defers to the comments set out by the Waipā District Council in regard to the status of the site under the Waipā District Plan.

Waipā 2050 Growth Strategy (2009)

Hamilton City Council defers to the comments set out by the Waipā District Council in regard to the status of the site under the Waipā 2050 Growth Strategy.

4. On whether there are any challenges to the removal of the building line restriction (S135726) being removed from the proposed project land (Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437))

As reported by Waipā District Council in its response - Building Line Restriction S135726 states that no building shall be erected within 25 links (5.0292 metres) of the Frankton-Pirongia Main Highway.

As this portion of Tuhikaramea Road is within Waipā District Council territory, delegation to approve the removal of the building line restriction sits with Waipā District Council Transportation Manager Mr Bryan Hudson. Mr Hudson provided the below response.

"It is clear from the historic plans that the BLR was set to keep the land unencumbered by buildings and make it available to vest as additional road reserve for Tuhikaramea Road in future if the land was further subdivided. We can see how land along Tuhikaramea Road has been vested to add an extra 5m to the road width where urban development has occurred.

Therefore, while it will be permissible to remove the BLR it should be on the basis that the applicant will vest the 5m strip to road reserve as part of future subdivision.

I believe this would have been necessary/desirable so that an urban road frontage could be developed with kerb/ footpath, lighting, trees etc. Something that would not be possible with the current 20m wide road reserve in the rural environment.”

Conclusion

Hamilton City Council staff support the referral application for the following reasons:

- Providing additional land for industrial activities at this site (in conjunction with possible future industrial land in the wider Priority 1 Area) would have significant regional benefits. In particular, the economic benefits of the construction and on-going industrial activities is considered to be regionally significant.
- The combination of the subject area with the existing SL1 Fast Track application area, and possibly other areas in the vicinity, will better allow an integrated approach to the planning of the wider area.
- The enhanced integrated planning this proposal brings will also enhance transport connections across the southern Hamilton area.
- It is our view the site has accumulated sufficient policy direction under the Future Proof Strategy and the exemption under the NPS-HPL to be considered consistent with the Future Proof Strategy.
- Hamilton City Council considers the proposal exempted from the NPS-HPL provisions.
- Hamilton City Council seeks that if approval is granted to the listing of this site for the Fast Track approval process, that the consideration of the substantive application be considered together with the extant SL1 FT application.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Mark Davey

Director, Urban and Spatial Planning Unit

Date: 22 August 2025

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Rogerson Block
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Waikato Regional Council (WRC)		
*First name	Miffy		
*Last name	Foley		
Postal address	Private Bag 3038 Waikato Mail Centre Hamilton 3240		
*Contact phone number	s 9(2)(a)	Alternative	s 9(2)(a)
*Email	s 9(2)(a)		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages. Waikato Regional Council (WRC) appreciates the opportunity to provide comments on this application for referral to the Fast Track Approvals Act 2024 (the Act). The following responds first to the matters under section 17(3) of the Act that a local authority must provide comment on, and then second comments on some of matters the Minister will consider in section 22 of the Act.

SECTION 17(3)

Are there any applications that have been lodged with Waikato Regional Council that would be competing applications if a substantive application for the project were lodged?

WRC is not aware of any competing applications.

Are there any section 124C(1)(c) or 165ZI applications?

WRC can confirm that as at the date of this response there are no such applications.

SECTION 22

Waikato Regional Council provides the following comments which are aimed at informing of certain matters relevant to the Ministers considerations under section 22 FTAA.

Is this project of regional significance?

WRC staff have a neutral view on whether this application is regionally significant. WRC has not examined all the criteria in section 22(2)(a) of the Act, to enable it to form a clear view. However, WRC considers that the following considerations are relevant and important:

- The proposal is to increase the supply of industrial and residential land within the Future Proof Strategy sub-region (consisting of Waikato District, Hamilton City, Waipā District and Matamata-Piako District). The most recent Future Development Strategy (FDS) 2024 for the sub-region, has already enabled 30 years of residential land supply excluding this proposal. The FDS identifies that the key constraint on development is not the supply of plan-enabled land but rather the infrastructure capacity to service the identified settlement pattern. The FDS does not identify this additional industrial land for development. As such there is the potential for capacity constraints within the infrastructure needed for this proposal.
- While the Housing and Business Development Capacity Assessments (HBA) by Future Proof, identifies a shortfall of industrial land in Hamilton City in the long term, WRC highlights that there are significant areas of industrial, as well as residential, development proposed as part of a number of other projects listed in Schedule 2 of the Act and other referral applications being prepared around the periphery of Hamilton. These collectively far exceed the demand identified in the HBA (see attachment A which shows the current and proposed fast track projects around Hamilton and in the Waikato Region) and WRC suggests this be taken into account.

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- The land meets the transitional definition of ‘highly productive land’ under the National Policy Statement for Highly Productive Land 2022 (NPS-HPL). The loss of highly productive land associated with the development needs consideration particularly where there may be other Fast Track application processes where less productive land is more suitable.
- Part of the site consists of peat soils. Development on these peat soils is likely to present ongoing challenges for construction and infrastructure development at the site, and lead to increase carbon emissions.
- Management plans, and/or suitable and appropriate consent conditions are likely able to meet the remaining issues detailed within this response below provided further details are within a substantive application (eg. more detailed flooding and ecological assessments).

Is this project consistent with local or regional planning documents, including spatial strategies?

Waikato Regional Policy Statement

We note that the Planning Memorandum (Attachment 2 to the referral application) does not contain any assessment against the Waikato Regional Policy Statement.

Urban form and development

The proposal is inconsistent with the Future Proof settlement pattern, which is embedded in the Waikato Regional Policy Statement (WRPS) and the decisions version of Proposed WRPS Change 1 - National Policy Statement on Urban Development 2020 and Future Proof Strategy Update [2023].

Specifically, Map 43 within Proposed WRPS Change 1 – Decisions version, depicts the Future Proof indicative urban and village enablement areas. The subject site is not identified as an urban enablement area on this map. The proposal therefore represents an unanticipated development.

Given this, a number of specific provisions from the WRPS are relevant to the proposal and should be assessed: Policy UFD-P11, Method UFD-M49, Appendices APP11 – General development principles, and APP13 – Responsive planning criteria (out of sequence and unanticipated developments).

Assessment of these provisions is necessary to understand matters such as whether the development would add significantly to meeting a demonstrated need or shortfall for housing or business floorspace, how it would contribute to well-functioning urban environments, how it would impact infrastructure capacity and contribute to infrastructure affordability and housing affordability.

Te Ture Whaimana o te Awa o Waikato

Te Ture Whaimana o te Awa o Waikato (the Vision and Strategy for the Waikato River) is incorporated into the WRPS. There is no assessment if this critical aspect within the documents viewed by WRC and any application should address how it will give effect to Te Ture Whaimana.

Land and freshwater

Part of the site consists of peat soils. The relevant WRPS policy is LF-P10 “Manage the adverse effects of activities resulting from use and development of peat soils, including by slowing the rate of subsidence and the loss of carbon by oxidation from peat soils”.

Further drainage of these peat soils for residential or industrial development of the site will likely lead to further ground surface subsidence as the de-watered peat consolidates and breaks down (oxidises). Ongoing ground surface subsidence is likely to present ongoing challenges for construction and infrastructure development at the site. Oxidation of the peat will also likely result in further carbon dioxide (a greenhouse gas) emissions to the atmosphere.

The subject site comprises Land Use Capability Class 2 soils, which meet the definition of high class soils under the WRPS. The relevant policy is LFP11 – “Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development”.

The site meets the transitional definition of ‘highly productive land’ under the National Policy Statement for Highly Productive Land 2022 (NPS-HPL). Therefore, an assessment will be required against the relevant clauses of the NPS-HPL. WRC does not agree with the applicant’s assessment that the site is exempt from this definition, as the identification of the site for investigation for future urbanisation under the Future Proof Strategyⁱ does not appear to meet the definition of “identified for future urban development” under the NPS-HPL.

If the proposed development proceeds, it will contribute further to the irreversible, cumulative loss of highly productive land in the region.

Ecosystems and indigenous biodiversity

The provisions of the Ecosystems and indigenous biodiversity (ECO) chapter of the WRPS are relevant in this project. WRC agrees that the terrestrial environment of the project area is highly modified. The application documents identify appropriate measures and mitigation, however, any substantive application would need to provide further detail on how adverse effects of the proposed development on indigenous species, including lizards, birds and

bats, will be appropriately avoided, remedied or mitigated. This should be done through developing plans and mitigation measures, for example:

- Suitable mitigation measures for lizards, to be outlined in a lizard management plan, including salvage and relocation to suitable release sites with adequate predator control and protection security.
- The extent to which long-tailed bats roost, forage or fly over the Rogerson Block area will need to be further investigated to assess the extent of use by bats and identify any potential or actual adverse effects.

The presence and delineation of any natural inland wetlands will also need to be confirmed during field surveys conducted during the appropriate season.

Best practice protocols for all of the above would need to be explicitly stated in a substantive application. For example: Wetland delineation protocols, Guidelines and model for producing management plans for New Zealand lizards, Bat roost protocols.

Hazards and risks

There are a number of other provisions of the WRPS relevant to the proposal that are difficult to assess if consistent, based on the current level of detail provided, including provisions within the Hazards and Risks (HAZ) chapter, particularly in relation to flooding. A detailed flood assessment will need to be undertaken as part of a substantive application to ensure the development does not have offsite impacts and that the flooding onsite is not hazardous.

Future Proof Strategy

The Future Proof Strategy¹ 2024, is a 30 year growth management and implementation plan for the Hamilton, Matamata-Piako, Waipā and Waikato sub-region and is the Future Development Strategy for the sub-region (as per the requirements of the National Policy Statement on Urban Development).

The strategy aims to manage growth in a staged and coordinated manner. The Strategy was updated in 2024 and identifies sufficient residential capacity for the sub-region for 30+ years. It has a compact and concentrated approach to growth with future development focused in and around key growth areas which are identified on the settlement pattern map. The proposed area has not been identified for growth in the Future Proof settlement pattern.

¹ Our strategic direction | Future Proof

While the Future Proof Strategy identifies this locality for further investigation for future industrial development, the site is not included in the urban enablement area and is not identified for residential development. The Strategy recognises the need to be flexible when considering development proposals (as required by the NPS-UD) and includes a set of criteria which has been embedded in the WPRS. As noted above, these criteria are particularly relevant to the proposal and should be assessed against.

Other considerations

Acid sulphate soils

The site has a high probability of Acid Sulfate Soils² (ASS) being present. ASS are naturally occurring soils and sediments that contain iron sulfides (like pyrite) which, when exposed to oxygen (through drainage or excavation), can oxidize and produce sulfuric acid. This oxidation process can lead to acidification of soil and water, potentially harming ecosystems and infrastructure. The potential for the occurrence of Acid Sulphate Soils at the site should be considered in relation to the proposed development.

Water supply

The applicant is proposing to connect to the Hamilton City Council reticulated supply system, with new groundwater bores as an alternative or transitional potable supply as required. The WGA Hydrogeology report in Appendix 8 of the application for referral, provides a proposed methodology to assess the potential for groundwater supply, however no investigative works have been undertaken. WRC has not received a bore drilling application as yet for groundwater monitoring or test bores.

It is proposed to take surface water for dust suppression purposes during construction, as noted in Attachment 2 of the application for referral. The source of the water has not been identified. Allocation status of the surface water body will need to be assessed.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

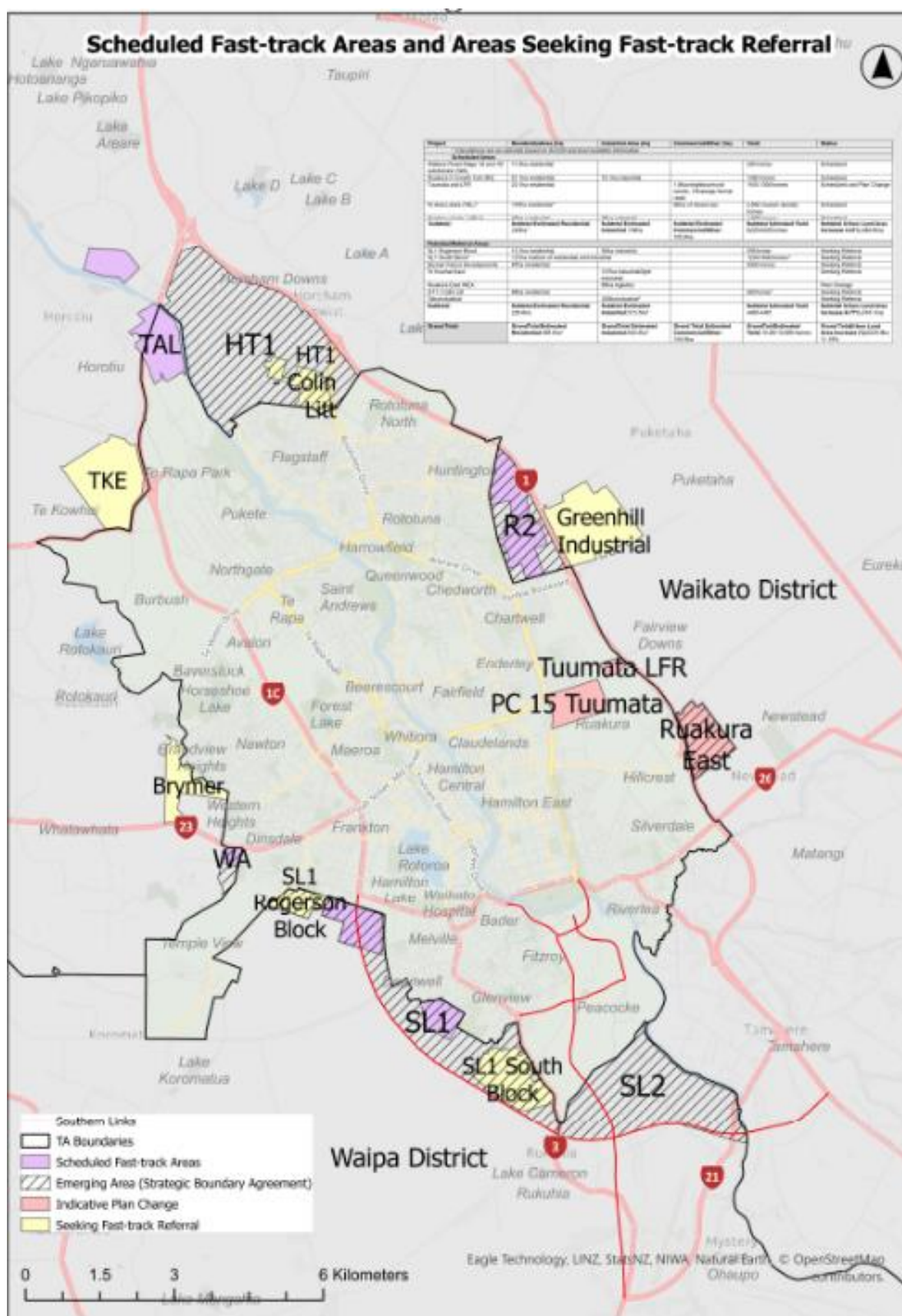
Managers signoff



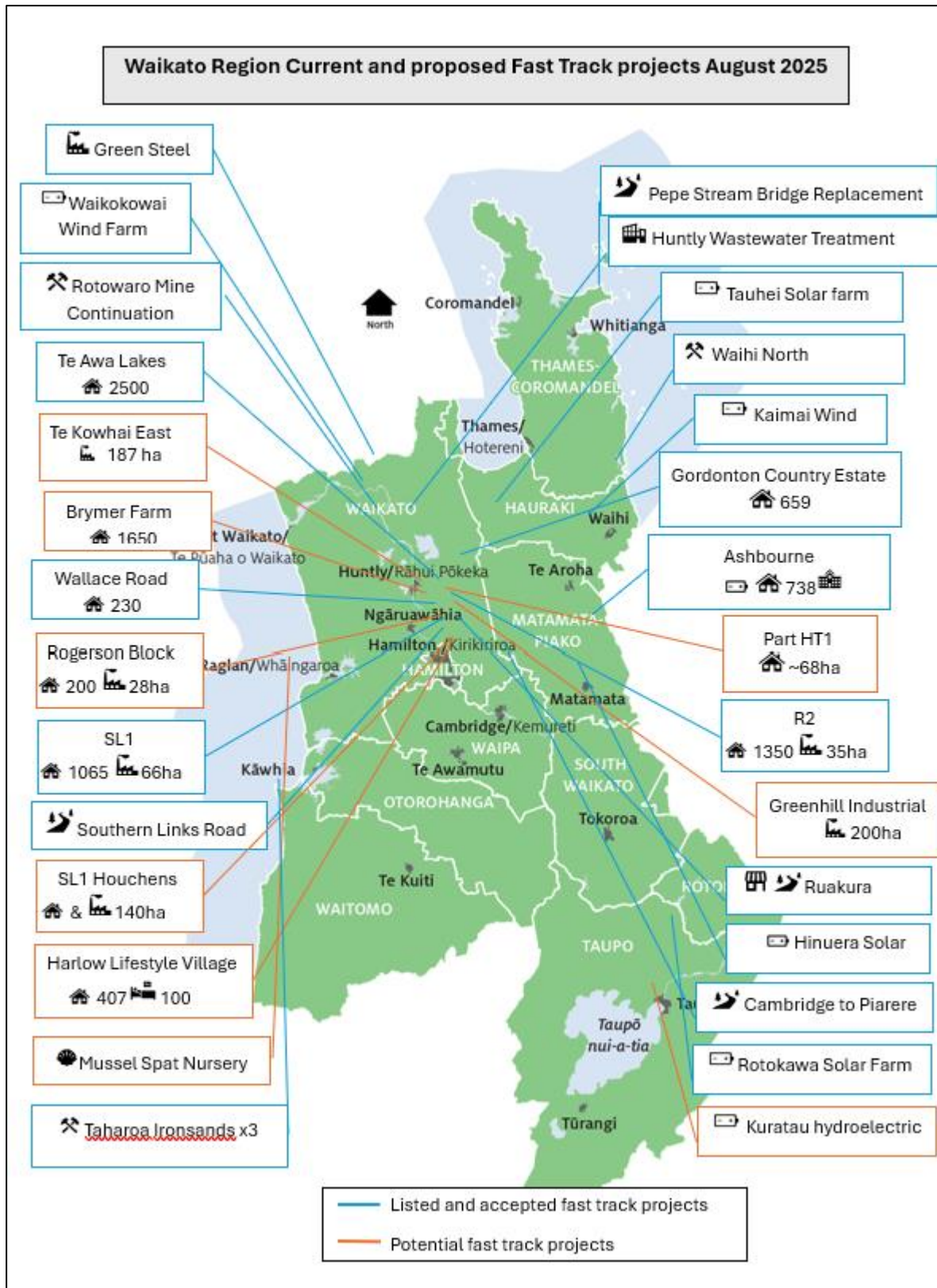
AnaMaria d'Aubert

Date 21 August 2025

² Managing acid sulfate soils | Waikato Regional Council



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Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Rogerson Block, SL1
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Waipā District Council		
*First name	Quentin		
*Last name	Budd		
Postal address	Private Bag 2402, Te Awamutu 3840		
*Contact phone number	s 9(2)(a)	Alternative	s 9(2)(a)
*Email	s 9(2)(a)		

2. Please provide your comments on this application
General comments provided by Waipā District Council under section 17 (1)(a) While the property is located in Waipā District, council planning staff have been engaging with the respective Future Proof partners (Hamilton City Council, Waikato Regional Council and Waka Kotahi) and the applicant in a boundaryless planning approach to support the regions broader strategic priorities. These referral comments should be read in conjunction with those also provided by Hamilton City Council, Waikato Regional Council and Waka Kotahi. The property recorded as 183 Tuhikaramea Road (the two northern titles) is located in a relatively large area of land subject to a strategic boundary agreement between Hamilton City Council and Waipā District Council (WDC) referred to as the 'Priority 1 Area – Southern Links Land Area'. The agreement outlines a process for the future transfer of this land from Waipā District Council to Hamilton City Council. The southern title (293 Tuhikaramea Road) is not located in the Priority 1 Strategic Boundary Agreement Area. If the development proceeded, the Councils would need to consider a boundary transfer process. As noted above, only part of the referral application area is subject to the Strategic Boundary Agreement (SBA). For that part of the area not subject to the SBA, a further separate process of endorsement by both councils may be needed prior to any transfer.

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There is not any reticulated three waters infrastructure provided to these properties by Waipā District Council. Three waters servicing would need to be provided by Hamilton City Council. There is an MoU between the two parties to set out the basis upon which they will engage to investigate the transfer into Hamilton City Council territory. The MoU acknowledges there are constraints to providing infrastructure services to support the urbanisation of the area. The MoU states that the timing and terms are matters for Hamilton City Council and Waipā District Council to determine and the landowners will undertake and fund all infrastructure capacity assessments.

Invitation to Hamilton City Council to Comment - Request 4

The invitation to Hamilton City Council to comment on the referral application includes question 4, relating to a building line restriction from a boundary adjoining a road located within Waipā District Council territory. Accordingly, a response has also been included in these Waipā District Council comments.

4. *On whether there are any challenges to the removal of the building line restriction (S135726) being removed from the proposed project land (Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437))*

Building Line Restriction S135726 (attached Appendix 1) states that no building shall be erected within 25 links (5.0292 metres) of the Frankton-Pirongia Main Highway.

As this portion of Tuhikaramea Road is within Waipā District Council territory, delegation to approve the removal of the building line restriction sits with Waipā District Council Transportation Manager Mr Bryan Hudson. Mr Hudson provided the below response.

“It is clear from the historic plans that the BLR was set to keep the land unencumbered by buildings and make it available to vest as additional road reserve for Tuhikaramea Road in future if the land was further subdivided. We can see how land along Tuhikaramea Road has been vested to add an extra 5m to the road width where urban development has occurred.

Therefore while it will be permissible to remove the BLR it should be on the basis that the applicant will vest the 5m strip to road reserve as part of future subdivision.

I believe this would have been necessary/desirable so that an urban road frontage could be developed with kerb/ footpath, lighting, trees etc. Something that would not be possible with the current 20m wide road reserve in the rural environment.”

Waipā District Council Invitation to Comment Requests 1 -3

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waipā District Council must provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.

Section 47 (*EPA makes recommendation on whether there are competing applications or existing resource consents for same activity*) of the Fast-track Approvals Act 2024 relates to resource consents referred to in section 30(3)(a), which in turn relate to resource consents that apply to section 124C(1)(c) or 165ZI (Resource Management Act 1991). These sections relate to resource consents granted under sections 12, 13, 14, and 15 (Resource Management Act 1991) which relate to functions of a regional council. Accordingly, this question is more appropriately responded to by Waikato Regional Council.

In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

Section 124C(1)(c) and 165ZI (Resource Management Act 1991) relate to resource consents granted under sections 12, 13, 14, and 15 (Resource Management Act 1991) which relate to functions of a regional council. Accordingly, this question is more appropriately responded to by Waikato Regional Council.

Under section 20(1) I also invite you to provide further information on the following matters:

On whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context.

a) Significant regional or national benefits

Waipā District Council staff consider that providing additional land for industrial activities (in conjunction with possible future industrial land in the wider Priority 1 Area) would have significant regional benefits. The wider Priority 1 area could provide approximately an additional 66 hectares of industrial land. However, we do not consider the housing component of the referral application to have significant regional or national benefits based on the criteria listed in s22(2)(a) of the Fast Track Approvals Act 2024.

As per the Economic Assessment provided with the referral application (Attachment 9) carried out by 'Insight Economics', stated benefits include 'One-time impacts' relating to the construction phase with an estimated \$397 million of GDP, full-time work for more than 400 people for 5 years. Additional 'Ongoing Impacts' from the industrial activities with an estimated full-time employment for 720 people, annual GDP of \$130 million and \$58 million in annual salaries/wages. The economic benefits of the construction and on-going industrial activities is considered to provide a significant regional economic benefit.

The economic assessment also considers the benefit of providing additional housing supply with a 'rule of thumb' based on data from an unnamed Tier 1 North Island council, in that '15 to 30 lots represent a significant increase in capacity', '30 to 100 lots represent a highly significant increase',

and 'more than 100 lots represent an extremely significant increase'. On this basis the assessment concludes that the proposed 205 additional dwellings represent an extremely significant increase in development capacity. The economic assessment does not provide any analysis or data about supply and demand or affordability for housing in Waikato or Hamilton City. In contrast, we note that because Hamilton City Council, Waipā District Council and Waikato District Council are Tier 1 authorities that were required to implement the Medium Density Residential Standards into their District Plan's, these changes freed up significant areas of land for additional residential development capacity that the benefit of the proposed 205 dwellings would not have a measurable impact and therefore not a significant regional or national benefit. The proposed housing is considered to provide a buffer between the industrial land and the existing residential areas.

b) Alignment with the relevant district plans, policies, and/or strategies

The following comments only relate to relevant planning instruments or relevant sections of planning instruments.

Future Proof Strategy 2024 – 2054

The Future Proof Strategy is a 30-year growth management and implementation plan specific to the Hamilton, Matamata-Piako, Waipā and Waikato sub-region within the context of the broader Hamilton-Auckland Corridor, the Hamilton to Tauranga Corridor and Hamilton Waikato Metropolitan areas. The Future Proof Strategy incorporates the requirements for a Future Development Strategy under the National Policy Statement on Urban Development. The strategy's growth management approach will be focused in (through infill and intensification) and around (greenfields) the key growth areas shown on the Future Proof settlement pattern map [Map 1].

Part 3 (Implementation) Sub-part 4 (Future Development Strategy of the National Policy Statement – Urban Development requires councils to prepare a Future Development Strategy (FDS) which sets out how a local authority intends to achieve a well-functioning urban environment and provide sufficient development capacity over a 30-year period. The requirement to prepare an FDS, is fulfilled by the Future Proof Strategy.

Table 9 (Part C – Meeting Demand) of the strategy identifies 'Hamilton southern future growth cell S1 (Southern Links)' as part of Hamilton's urban enablement area for meeting housing targets.

Part D (Our Implementation Programme) of the Future Proof Strategy addresses 'Priority Development Areas'. One of these priority areas is North Waipā – South Hamilton that identifies and maps the SL1 area. As the referral project area has been identified for future development, it is considered to be in alignment with the Future Proof Strategy.

National Policy Statement - Highly Productive Land 2022 (NPS-HPL)

The development area is classified as Class 2 (NZLRI) meaning the land is considered Highly Productive Land for the purpose of the NPS-HPL.

The NPS-HPL requires New Zealand's most productive land to be identified and managed to prevent inappropriate subdivision, use and development, with its one, and only, objective stating "Highly

productive land is protected for use in land-based primary production, both now and for future generations". Council's must give effect to the NPS-HPL, as if references to highly productive land were references to land that, at the commencement date is either zoned general rural, and LUC 1, 2 or 3, but is not identified for future urban development, or subject to a plan change to rezone it from rural to urban. In terms of the subject site, NZLRI Mapping shows the site has Class 2 Land Use Capability. Given this classification, the proposal requires assessment under the NPS-HPL.

The planning assessment provided with the referral application (Attachment 2) outlines their view the proposal is exempt from the mapping as per section 3.4 of the NPS-HPL on the basis of the land being identified in the Future Proof Strategy as an area for "investigation" for future urbanisation and has also been identified as an 'Emerging Growth Area' by HCC in their Hamilton Urban Growth Strategy (HUGS). As the mapping by the regional council has not been completed, the correct section to apply is 3.5 (7) (b) of the NPS-HPL which requires areas to have been identified for future development. While the referral project land has been identified as a 'Priority Development Area' (North Waipā – South Hamilton) in the Future Proof Strategy and it is also noted as an emerging growth area by the Hamilton Urban Growth Strategy, it appears it does not strictly meet the definition of the NPS-HPL definition of 'identified for future development' because it is not confirmed as being suitable for commencing urban development over the next 10 years. Accordingly, we consider the NPS-HPL will apply to this development.

Waikato Regional Policy Statement

An assessment of the WRPS was not provided with the referral application. Assessment comments about the referral application in regard to the Waikato Regional Policy Statement (WRPS) will not be provided here as Waipā District Council will defer to the comments provided by Waikato Regional Council.

Operative Waipā District Plan 2016

The referral application property is located in the Rural Zone with a Peat Soil overlay. The land is not subject to any other relevant District Plan overlays. The District Plan contains a number of objectives and policies that directly relate to this referral application. Those objectives and policies are contained in Section 1 -Strategic, Section 4 – Rural Zone and Section 15 Infrastructure, Hazards, Development and Subdivision.

Section 1 – Strategic

Section 1 contains the strategic direction of the Plan and provides the basis upon which growth within the district will be managed and protected. These objectives and policies demonstrate the strategic focus to carefully manage the district's growing population, infrastructure demands, and protection of environmental, heritage and recreation values.

The objectives and policies in this section seek to ensure development occurs in a location in which it is provided for. The objective and policies highlight the association of development with the wider strategic direction of both the district and region. A particular policy seeks to ensure that the natural resources of the Rural Zone, including high class soils, continue to be used for rural activities by ensuring that development and subdivision activities within the Rural Zone do not reduce the area

Insert Fast-track logo

of land available for farming activities in the district. As the proposal is for future industrial and residential development, it is not in alignment with this objective and policies of the District Plan.

Another objective (Planned and integrated development 1.3.2) seeks to ensure that development and subdivision happens in a way and at a rate that is consistent with the anticipated settlement pattern, maximises the efficient use of zoned and serviced land, and is co-ordinated with cost effective infrastructure provision. A policy within this objective aims to allow subdivision and development that will give effect to the settlement pattern and directions of the Waikato Regional Policy Statement and that is consistent with the settlement pattern and directions in the Future Proof Growth Strategy and Implementation Plan 2009. The development area is not listed in the Waikato Regional Policy Statement (Table 35 (APP12) as an area identified for future industrial land.

Section 4 - Rural Zone

The objectives and policies within Section 4 – Rural Zone, provide a framework to enable continued use of the Rural Zone for a wide range of rural productive activities while continuing to emphasise the need to internalise adverse effects, and avoid cumulative adverse effects of land use activities on the environment. The objectives and policies further seek to find a balance between economically driven farming practice and amenity, landscape, biological, cultural and social values.

Objective 4.3.1 and Policy 4.3.1.4 highlight the significance of the rural resource for its life supporting capacity. The proposed use of the site for residential and industrial activities will removes its future use for any primary productive use, therefore not in alignment with this objective and policy. I note the soil has a Class 2 categorisation under the NZLRI LUC 2021.

Objective 4.3.7 and its associated policies outline the key elements for consideration for any activity within the Rural Zone with regard to character and amenity. I note Policy 4.3.7.1 refers to density, scale and intensity of activities, and the intent to maintain the rural zone for rural land uses. As the proposal is for residential and industrial activities it is not in alignment with the abovementioned objective and policies regarding rural character.

Objective 4.3.12 and associated Policies 4.3.12.1 to 4.3.12.3 are instrumental with regards to considering the consistency of the proposal with the District Plan. The key consideration regarding Objective 4.3.12 is to determine whether the activity has a ‘functional and compelling requirement’ to be located at the subject site. In terms of the consideration of Objective 4.3.12, the proposed activities do not provide a functional and compelling practical reason for the location of the proposal on the site other than its proximity to Hamilton City.

Section 15 Infrastructure, Hazards, Development and Subdivision

The Waipā District Plan maps these properties and the wider area as being subject to ‘Peat Soils’. Section 15.2 (Resource Management Issues) outlines that development and subdivision needs to occur on land that is suitable for the intended use. In some areas of the Waipā District, this is more difficult due to physical constraints including soil types that hinder stormwater soakage.

Objective 15.3.5 aims to ensure that the primary productive potential of the rural land resource is retained and enhanced. Policy 15.3.5.4 is specific to peat soils in that the policy aims to protect peat

soils by recognising that peat soils may limit the location of development and recognise the productive capacity of peat soils. The referral application includes a hydrological assessment with some commentary of stormwater disposal and that additional testing of the local hydraulic properties is required to determine the hydrological effects of the development.

Overall, development for residential and industrial activities is not considered to be in alignment with the Waipā District Plan.

Waipā 2050 Growth Strategy (2009)

The Waipā 2050 Growth Strategy represents the majority of growth areas as being in or around Cambridge and Te Awamutu. The application site is not identified as a growth area in the Waipā Growth Strategy. The referral application is therefore not in alignment with the Waipā 2050 Growth Strategy. However, it is noted that this document is due for review due to the age of the current growth strategy.

Conclusion

Waipā District Council staff support the referral application for the following reasons:

- Providing additional land for industrial activities (in conjunction with possible future industrial land in the wider Priority 1 Area) would have significant regional benefits. In particular, the economic benefits of the construction and on-going industrial activities is considered to be regionally significant.
- The proposal is considered to be in alignment with the Future Proof Strategy (being a document that satisfies the NPS-UD requirement for councils to prepare Future Development Strategy) as the land has been identified for future development.

However, it is noted that the application site is not identified as a growth area in the Waipā Growth Strategy but it up for review due to the age of the current growth strategy and is not in alignment with the Waipā District Plan.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Wayne Allan

GROUP MANAGER DISTRICT GROWTH & REGULATORY SERVICES

Date: 18 August 2025

APPENDIX 1 – Building Line Restriction S135726

S135726 BLR NOTICE NO. 810

SCHEME PLAN NO. 3760.

INL 5443

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act, 1946, I, CHARLES ARNOLD LAWN, Chief Surveyor, South Auckland Land District, HEREBY GIVE NOTICE that Lots 3 and 17, more particularly delineated in the Scheme Plan of the Town of Hamilton Extension No. 425, being a subdivision of Lot 2, D.P. 13477, being part Allotments 371 and 377 Tuhikaramea Parish and Part Allotments 364 and 365 Te Rapa Parish, situated in Block I, Hamilton Survey District, and comprised in Certificate of Title Volume 314 folio 232, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on the said Lots 3 and 17, within 25 links of the Frankton-Pirongia Main Highway No. 466, as shown on the aforementioned scheme plan.

GIVEN under my hand this 17th
day of December, 1957.

Signed: C.A. LAWN

CHIEF SURVEYOR.

SOUTH AUCKLAND LAND DISTRICT.

I, CHARLES ARNOLD LAWN, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

[Signature]
CHIEF SURVEYOR.

NOTICE AS TO BUILDING RESTRICTION.SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act, 1946, as amended by Section 3 of the Land Subdivision in Counties Amendment Act, 1954, I, CHARLES ARNOLD LAWN, Chief Surveyor, South Auckland Land District, HEREBY GIVE NOTICE that Lot 17, more particularly delineated in the Scheme Plan of the Town of Hamilton Extends on No. 425, being a subdivision of Lot 2 D.P. 13477, being Part Allotments 371 and 377 Tuhikaramea Parish and Part Allotments 364 and 365 Te Rapa Parish comprised in Certificate of Title Volume 314 folio 232, Auckland Land Registry, is subject to the condition that no buildings or hoardings shall be erected on that portion of the said Lot shown as Possible Future Road and coloured blue on the aforementioned scheme plan.

GIVEN under my hand this 17th day of December 1957.

SIGNED: C. A. LAWN.

CHIEF SURVEYOR.

SOUTH AUCKLAND LAND DISTRICT.

I, CHARLES ARNOLD LAWN, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

C. A. LAWN.
CHIEF SURVEYOR

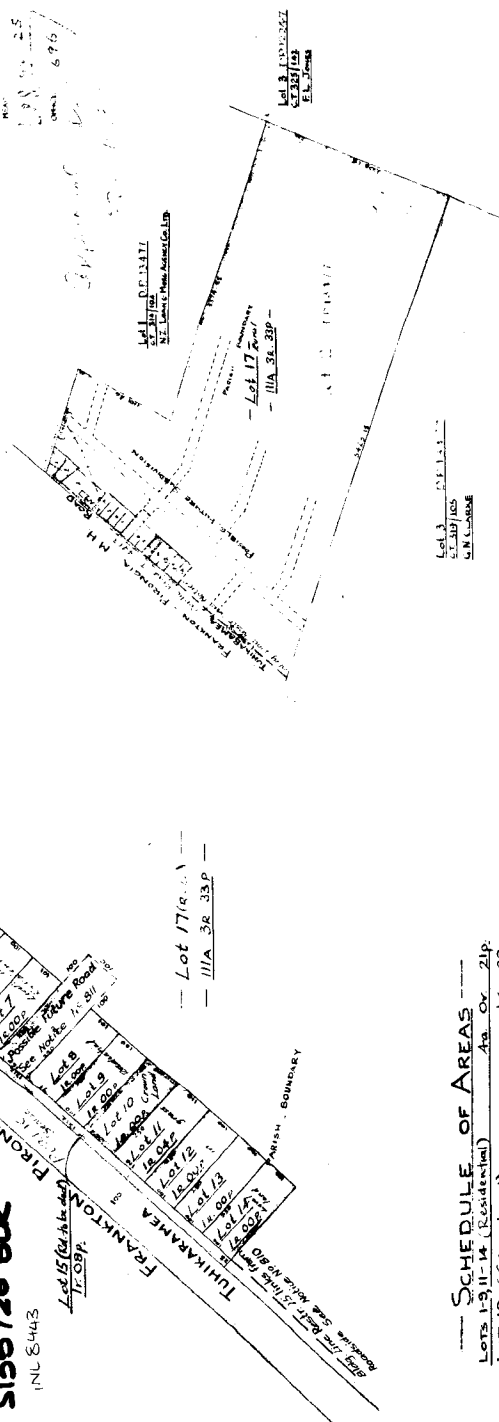
CONTACT

Date of receipt of plan 1.1.64 D.O. No. 5320
This copy submitted to Local Authority for comments under
Section 3(4) of the Act
Date of receipt of comments of Local Authority 15.1.64
Date of submission of report of approved plan to 2

Note - Pt Lot 17 shown as Possible Future Road & coloured blue is subject to a condition restricting the erection of buildings See Notice No 811

S135726 BUR

NL 8443



SCHEDULE OF AREAS

LOTS 1-9, 11-14 (Residential)	4A	Or	21P
LOT 10 (Crown Land)	1r		00P
LOTS 16 & 15 (Rd. to be dedicated)	1r		14P
LOT 17 (Residential) rural	111A	3r	33P
TOTAL	116A	2R	28P

Scale: 8 chains to an inch.

NORMAN JACOB GARDINER.

Approved

Registered Owner

Recommended for Approval

Chief Surveyor 17/11/57.

Recommended for Approval

2.5.A.52

Heurich

Survivor General

Approved

17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 85

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PRODUCED SUBORN OF LOT 2 CB 13477 BEING PT ALLOTS 371 & 377

| REFUSED | SUBJECT OF | DATE | BY | REASON |
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- Comprised in: C.T. 314/232 -

- By: R.B. Hollinger -

Scale: 2 chains to an inch.

DATE: APRIL 1957

I, Reginald Brian Hollinger, Registered Surveyor, hereby certify that this scheme has been prepared by me in accordance with the Land Subdivision in Counties Act 1946 and the regulations made thereunder.

Attest: Attest 1946 12 12 1946
 Registered Surveyor

Rec. 8ht. 7
L.A. 1. M. 2-1 : 0. 57

135726

Particulars entered in the Register-book,
Vol. 314/232.
the 5th day of February, 1958, at
12 o'clock.

C. Davis

Assistant Land Registrar
AUCKLAND.



Recorded on D.P. 136

for

LAND & DEEDS

Nature: *Buy & Sell*

Firm: *Latell Lawyers*

5 FEB 1958

Time: *12.00*

Fee: *Nil*

Abstract No. *4610*



— SOUTH AUCKLAND L.D. —
 — Block I — — HAMILTON S.D. —
 — WAIPA COUNTY —

REFERENCE

Date of receipt of plan 21.11.1943 D.O. File No. 5. 1943.

Date copy submitted to Local Authority for comments under Section 1(4) of the Act 1.12.1943.

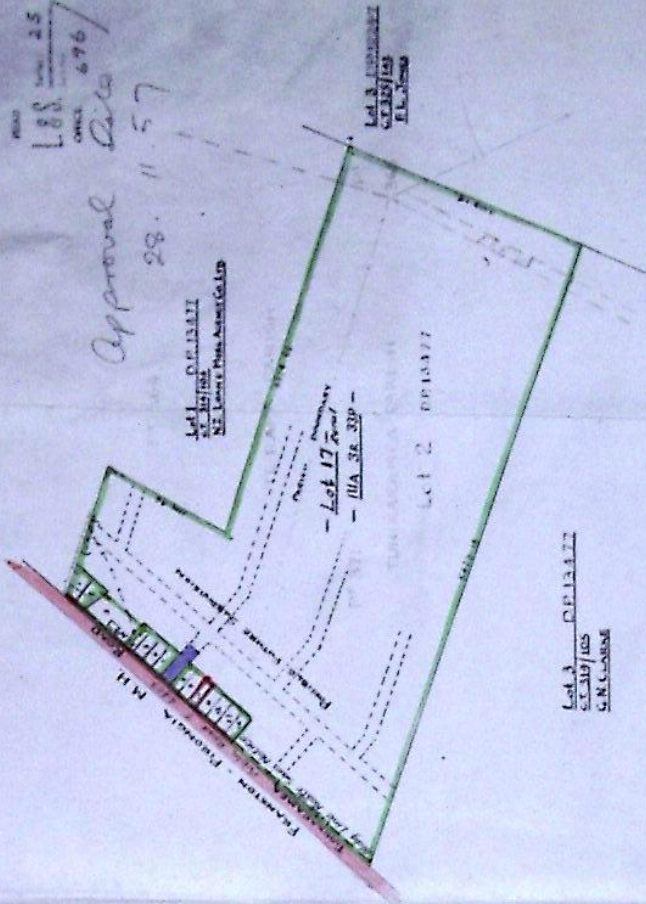
Date of receipt of comments of Local Authority 18.12.1943.

Date of submission of copy of approved plan to: Surveyor-General. Local Authority.

District Land Registrar

Note: Pt Lot 17 shown as Possible Future Road & coloured blue is subject to a condition restricting the erection of buildings. See Notice No 811.

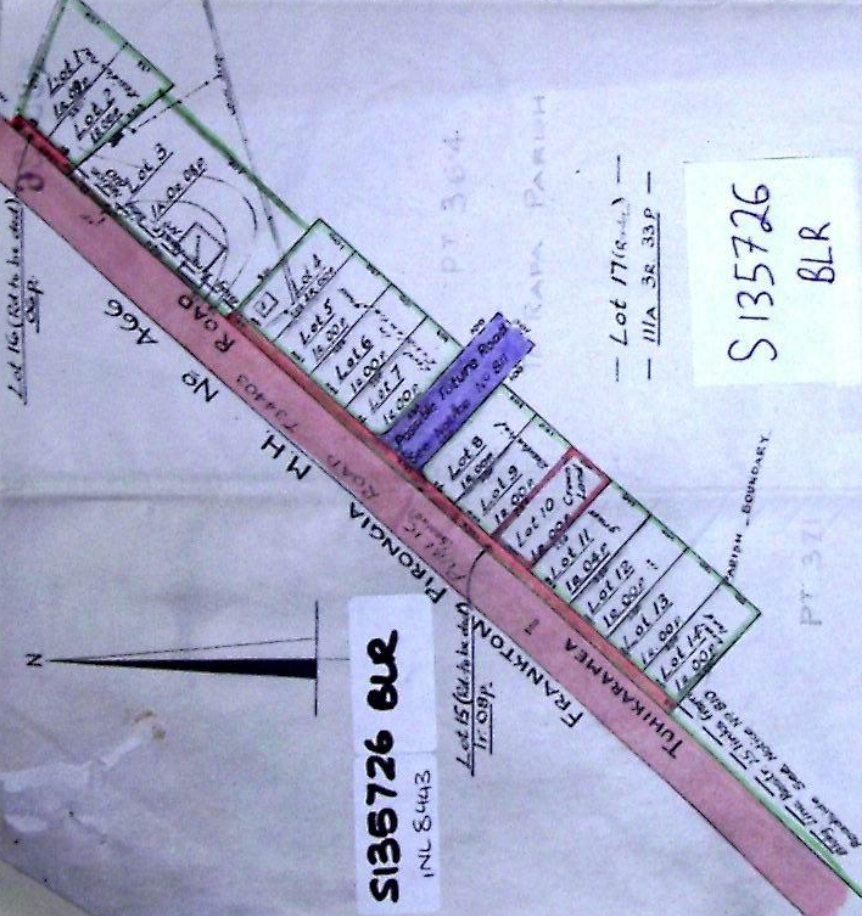
PLAN 25
 L88 696
 APPROVAL DATE 28.11.57



Approved
 Registered Owner
 Recommended for Approval

J. MARMON JACOB GARDNER, Mayor
 certify that this is a copy of a Scheme Plan approved in accordance with the provisions of the Land Consolidation in Counties Act, 1946.

W. J. Gardner
 17/12/57



S135726 BLR
 INL 8443

Lot 17 (Rural)
 111A 3R 33P

S135726
 BLR

SCHEDULE OF AREAS

| LOTS 1-9, 11-14 (Residential) | Ac | Or | 21P |
|------------------------------------|------|-----|-----|
| Lot 10 (Crown Land) | 1r | 00P | |
| LOTS 16 & 15 (Rd. to be dedicated) | 1r | 14P | |
| Lot 17 (Residue) Rural | 111A | 3R | 33P |
| TOTAL | 116A | 2R | 28P |